129 FLATS AND APARTMENTS TO RENT—UNFURNISHED

4-ROOM MAIN FLOOR DUPLEX Gas stove, water heater and oil heater. Rent $70 a month. 1881 Hollywood Cres. EV 5-7035.

AVAILABLE NOW. ONE BEDRM suite, with range, automatic heat, TV plug-in. Central. Or will furnish. EV 5-8054.

801 KINGSTON ST., JAMES BAY area. Upper suite, 5 rooms, bathroom; $60 month. Apply to Suite No. 1 for particulars.

CLEAN, BRIGHT, 1-ROOM FLAT, fireplace, large closet, kitchenette, sink and stove, bus at door, $40. EV 4-6806.

WARM, COMFORTABLE BACHELOR suite in new apartment block. Kitchenette, living room and bath, carport. $60. EV 5-2306.

TWO-BEDROOM APARTMENT, automatic electric heat, $85 a month. EV 5-7971.

SELF-CONTAINED 3-ROOM SUITE—1140 Pandora. Phone Whitford, EV 2-2868.

4-RM. SUITE, PRIVATE ENTRANCE. Adults. Apply 1390 Haultain. EV 2-1037.

4-ROOM SUITE IN ESQUIMALT, range included. Vacant Feb. 1st. EV 5-4196.

COSY, CLEAN 3-ROOM SUITE, self-contained, near bus. $58, utilities. EV 2-7729.

BRIGHT UPPER DUPLEX, HEAT and hot water included; close to transportation. $80. EV 2-2368.

$50 SECOND STOREY APARTMENT suite, working or retired adults. EV 3-6545.

FAIRFIELD, THREE-ROOM self-contained upper duplex, electric stove and frig. $55. EV 3-9556.

5-ROOM SUITE WITH KITCHEN range. $60 month. 116 Gorge Road East.

3-ROOM SUITE, $55; ALSO 4-room self-contained, $65. Adults only. EV 5-1287.

3½-ROOM SUITE, OIL RANGE and oil heater. $47.50. 912 Collinson.

3-ROOM SUITE IN APARTMENT. Quiet, warm. Adults. $52.50. GR 9-4371.

SELF-CONTAINED 2 LARGE RMS, gas stove heated. $50 per month. Apply E. E. Heath, 625 Yates.

HEATED UPPER 3-ROOM SUITE, self-contained, range, refrigerator, $65. EV 5-3113 or EV 2-8395.

3 ROOMS, BATHROOM, FRIG, range, ½ block Oak Bay Ave. 1524 Foul Bay Rd. (afternoons).

NICE 2-BEDROOM APARTMENT, oil range and heater. Esquimalt, $65. EV 5-3264.

3-ROOM UPSTAIRS APARTMENT for men; heat, hot water included; rent $85. EV 2-9310.

130 FLATS and APARTMENTS WANTED

THREE OR FOUR-ROOM FURNISHED suite for 2 adults, by the first week in February. EV 2-9936.

SUITES NEEDED; NO CHARGE TO landlords. Rentals Ltd. EV 2-3544.

132 HOUSES TO RENT FURNISHED

THREE-BEDRM MODERN HOUSE Oil heat. Elec. stove and frig. Cedar Hill - Shelbourne district. Children accepted. $135 per mo. Pemberton, Holmes Ltd., 1002 Government St. Phone EV 4-8124.

CITY'S MOST BEAUTIFUL HOME expenses, rent free to French married couple for care elderly man. No children. No smoking. EV 4-4935.

LANGFORD—ONE-SIDE DUPLEX, all conveniences; $58.50. February 1st. GR 8-2877.

MODERN COTTAGES. WINTER rates. Trailer space. GR 9-1823.

BUNGALOW, FOUR ROOMS, MODern, mile north airport. Sidney 155.

133 HOUSES TO RENT UNFURNISHED

NEW TWO-BEDROOM HOUSE—Rockland area. Split level. LR with FP, dining room, mahogany kitchen, rumpus room. Oil-O-Matic heat. $175.

TWO-BEDROOM HOUSE — Shelbourne area. Oil range, adults. $75.

DUPLEX—ESQUIMALT — Brand new, two bedrooms, Oil-O-Matic heat. $85.

DUPLEX—SMALL — Side-by-side 1 bedroom, gas range. Close to St. Joseph's Hospital. $65.

LOWER DUPLEX—3 rooms. Gas range, heat included. Light caretaking duties required. $65.

DUPLEX—Side-by-side, near Jubilee. Two bedrooms, oil range. $60. Brown Bros. Agencies Ltd. 1125 Blanshard St. EV 5-8771.

3029 MILLGROVE ST., GORGE. Modern stucco two-bedroom bungalow. Open fireplace in LR, HW floors, excellent condition. Wired for range. Rent $80 month on six months lease. P. R. Brown and Sons Ltd., 1112 Broad Street. Phone EV 5-3435.

SIDE-BY-SIDE, ONE BEDROOM duplex, Pembroke St. near Arena. Full basement with drive-in garage. Ideal for business couple or couple with baby. $70 per month and available Feb 1st. Hagar & Swayne Ltd., 614 Yates St. EV 4-0531.

CITY—FOUR-ROOM UPPER DUplex, wall-to-wall carpet, dining space in kitchen, electric range, electric heating radiators, garage, close in. $60 per month. The B.C. Land & Investment Agency, Ltd., 922 Government St., Victoria, B.C.

ESQUIMALT—LARGE TWO-BEDroom upper duplex. Heat supplied. Ideal for dockyard or service personnel. $75 per month.

THE ROYAL TRUST CO. 1205 Government EV 3-4126

NEW SIDE-BY-SIDE DUPLEX, 3 rooms, hardwood floors, electric stove, refrigerator, washing machine, oil-heated. Available now. 1203½ Colville. Esquimalt. Phone evenings, EV 2-1777.

5-ROOM BUNGALOW, CONVENIent to city; 2 bedrms; garage; w and e furnace. Available Feb. 1. $85. Fraser Biscoe, 750 Pandora. Phone EV 5-9413.

THREE-BEDROOM, 4-YEAR-OLD home, dinette in kitchen, oil heat. Children welcome. Available Feb. 15. Rent $120. 736 Maddison. EV 4-3301.

14 VICKERY ROAD, VIEW Royal, cottage, one bedroom, stove, $50. Available February 1. H. A. Humber, Ltd., 620 View Street. EV 2-9161.

OLDER - TYPE, 3 - BEDROOM, 2-storey house. James Bay. Vacant. $65 per mo. Pemberton, Holmes Ltd., 1002 Government St. Phone EV 4-8124.

1427 ELFORD STREET, 5-ROOM, self-contained lower duplex, heat supplied, $60. Heisterman & Co., 1121 Blanshard St. EV 3-4161.

ON COWICHAN BAY, NEW ALLelectric 3-room home with utility room, electric stove and frig. Phone Duncan 1627Y1.

SIDE-BY-SIDE DUPLEX, 1 BEDroom, electric stove and refrigerator, automatic heat, near Jubilee Hospital. $70. Phone GR 7-2716.

A NEW SEASIDE 5-ROOM DUplex, de luxe. Willows Beach. Adults only. Phone EV 2-6362.

GORGE DISTRICT, SMALL, MODern house, oil range, $60. Suit retired couple. EV 3-9439.

3-BEDROOMS BUNGALOW, RENT $90. 945 Selkirk Ave. Phone for appointment. EV 5-1448.

DUPLEX FOR RENT, CLOVERdale district. Available Feb. 1st. Phone after 5 p.m., EV 2-8843.

S-BY-S DUPLEX, $50. VACANT Key at 2835 Colquitz Ave.

3-BEDROOM HOUSE ON LAMPson. EV 2-8928.

NEW HOUSE, LANGFORD, available February 14. EV 2-9030.

134 HOUSES WANTED TO RENT

WANTED TO RENT WITH OPTION to buy, unfurnished house, by young couple with two small children. Reasonable rent. Have good references. Please phone EV 2-9313.

WANTED TO RENT WITH OPTION to purchase in 6 months, or purchase with low down payment, 3-bedroom older-type home; Cadboro Bay district. Phone GR 7-1331.

WANTED TO RENT WITH OPTION to buy, 3-bedroom home. Reasonable rent, to couple with 3 small children. EV 3-3502.

HOUSE—SMALL OR COTTAGE IN Victoria, February 1. Suitable for retired couple. Victoria Press, Box 736.

OPTION TO BUY 4 OR 5-BEDroom house. EV 3-0028.

137 HALLS, STORES and OFFICES to RENT

SUITE WITH HEAT, LIGHT AND water, very reasonable, central; also 1 room. 1606 Government St. EV 4-4651 or after 11 a.m. at EV 3-3990.

BRIGHT FRONT OFFICE, ABOUT 100 sq. ft., at 738 Fort St.; $35. We also have smaller offices at $25 and $15. F. N. Cabeldu Ltd., EV 3-7174.

INEXPENSIVE OFFICE, ABOVE Spencer's Stores, Government St. Heisterman & Co., 1121 Blanshard Street. EV 3-4161.

OFFICE SPACE, ACCOUNTING and secretarial services available. Apply Robert T. Obee and Co., 618A Fort. EV 2-2624.

MODERN OFFICES Stobart Building, 745 Yates. Elevator and janitor service. EV 4-5541.

HALL TO RENT—BANQUETS, RECeptions, dances, etc. EV 2-6289.

MODERN HEATED STORE, IN town. Apply 851 Pandora.

OFFICE AT 734 FORT, LIGHT, heat supplied. $60. EV 5-5529.

138 MISCELLANEOUS TO RENT

LARGE SINGLE OR DOUBLE garage wanted to rent. EV 4-2367.

141 MORTGAGE LOANS

MONEY TO LOAN

We have the following amounts available for first mortgage:

$1,000	$1,500	$2,500	$3,000
$3,500	$4,000	$4,250	$4,500
	$5,000	$10,000	

Current Rates of Interest
No Delays — Quick Decisions
BROWN BROS. AGENCIES LIMITED
1125 Blanshard St. EV 5-8771

ARE YOU RECEIVING MONTHLY payments on the balance owing to you from the sale of your property? Here is your chance to get immediate cash for your equity. Contact
ERIC CHAKMAN
Manager, Mortgage Dept.
NORTHWESTERN SECURITIES OF VICTORIA LTD.
631 Yates Street, Victoria
EV 5-6741 24-Hour Phone Service

MORTGAGE MONEY AVAILABLE. Funds on hand and immediately available for mortgage loans—quick decisions—repayment to suit. Current rate of interest. Consult our mortgage department.
P. R. BROWN & SONS LTD.
1112 Broad Street Phone EV 5-3435

USUALLY CAN GET YOU THE best deal in town" for your 2nd mortgage. Try Douglas Hawkes. EV 4-7128. 817A Fort (Res. Ph. EV 5-2589). Funds available for 1st mortgages, $2,500 to $10,000 contractors progressive loans.

FOR SALE — SUB-AGREEMENT of approx. 62,045.33, payable $20 per month including 6¾%. Liberal discount, offers. Call Mrs. M. Ramsdale, McCandless Realty, 839 Fort. EV 3-6111 or EV 4-5855.

$600 DISCOUNT ON $2,400. agreement for sale. 7% payable at $25 per mo. Phone Mr. Clark, Western Homes, Ltd., EV 2-2157, anytime.

WE SPECIALIZE IN DISCOUNTING for cash existing mortgages and agreements. Thirty years into needed cash now. EV 5-3742. JOHN BLAIR LTD. 211 Central Building.

PRIVATE MORTGAGE FUNDS available immediately, large or small amounts. A. Bernard & Co., Ltd. 629 Fort Street. EV 4-9335.

WILL PURCHASE AGREEMENTS of Sale and 2nd mortgages. Private. Victoria Press, Box 751.

FUNDS AVAILABLE FOR PURchase of 2nd mortgages. Jones & Scott Agencies Ltd. phone EV 3-3723.

142 WANTED TO BORROW

WE HAVE SEVERAL GOOD SECOnd mortgages which our clients wish to sell. They are offered at 25% discount. For further information please call Mr. Twamley anytime, EV 5-8701. Morey & Johnstone, 3244 Douglas.

145 BUSINESS OPPORTUNITIES

FOUR-STAR RESORT AND LODGE WITH 12 MODERN FIRST-CLASS UNITS

Set in 14 acres with 1,200 ft private waterfront on beautiful Gulf Island, easily accessible by ferry from Mainland or Vancouver Island. Boats and dock facilities, dining capacity for 50 guests and licenced.

OFFERED FURNISHED AND EQUIPPED
$98,500
Douglas Gage, EV 2-0818.

PEMBERTON, HOLMES LTD.
1002 Government Street, EV 4-8124

NEW, NEW, NEW
LARGE, LARGE DUPLEX

Repetition is necessary to describe this sparkling new revenue beauty. Each side has the advantage of a large living room PLUS a family-sized dining room. Two large bedrooms. Really modern "cupboard spaced" kitchens. Polished oak floors throughout. A super-de luxe property that $7,000 cash will handle and the balance at only 6%. The New Year's best opportunity. Call immediately to see this "buy". Bill Kennedy at Northwestern Securities of Victoria Ltd. Phone EV 5-6741 or EV 4-4026.

CAFE
$1500 DOWN

Illness forces this sale. One of the best small cafes in the city. Nice equipment, steady trade. Perfect location. Easy rent on lease. Living quarters may be had. Full price $4300

Stan Hyland, EV 4-9305;
Res, EV 3-3520.
FINANCIAL SURVEY LTD.

$14,500
18% Net
Revenue

Don't miss out on this remarkable real estate investment. 6 rentals in a first class area. Phone for details. JACK MacKAY, EV 5-2458. Res. EV 2-9644.

Byron Price Realty,
1314 Quadra Street.

SUBURBAN GROCERY AND CONFECTIONERY

I consider this to be one of the best grocery businesses in Victoria. Very clean and modern. De luxe living quarters. 2 bedrms. O-O-M heating. Turnover $73,000 per yr. 90% cash. The best of equipment. Good clean stock approx. $8,000. Full asking price for building and fixtures, $34,100, plus stock at invoice. More particulars at our office. Stan Hyland, EV 4-9305; res, EV 3-3520.
FINANCIAL SURVEY LTD.

BEAUTY PARLORS

One-operator business offered here for only $900 plus supplies at invoice and is well located in a business block
$1,000 Down

Two-operator well established business offered here for experienced operator for a quick sale. Full price $2,900 with above terms. L. Yeo, EV 2-7276; Res. EV 5-5998 or EV 3-7137. Town and Country Homes, 1923 Quadra St.

GROCERY & CONFECTIONERY

A compact business with nice living quarters. Ideally suited for an enterprising couple. Equip. and stock in first-class condition. Full price for building, equip., etc. $11,950

Exclusive listing.
Call Mr. J. C. Jeffery,
Eves. EV 5-8917
A. BERNARD & CO. LTD.
629 Fort St. Phone EV 4-9335

BUILDING AND PROPERTY FOR sale on Quadra Street, presently equipped as restaurant, but would be ideal for office or medical building, etc. Gas furnace. Full price $15,000, with terms. For further information phone GR 8-2932.

11-SUITE APARTMENT, OAK Bay, only 2 yrs old. Rev. $11,800. Price $90,000. Roy Gill, EV 4-9305; EV 4-3310. Financial Survey Ltd.

145 BUSINESS OPPORTUNITIES

GROCERY STORE

Small but just right for couple to operate. This place has nice, clean, neat appearance inside and out. Good-size lot, suitable for parking or addition to store. The store structure is such to allow an additional storey for dwelling or revenue possibilities. A steady patronage, no charge accounts, and delivery service offered makes this ideal.
Full price $18,500
Terms.
Exclusive Listing.
C. Sinden, EV 3-0395;
D. Dowsley, EV 5-2593.
office, EV 5-8704.

$6000 PER YEAR

Is the income from this 7-suite apartment block. Only 2 years old and situated close to the sea in a top-rental area. All suites have utility rooms and are equipped with electric ranges, fridges and individual hot water heaters. The heating is Oil-O-Matic hot-water. Expenses are very low and the suites have outside separate entrances. This is an exceptional buy at $45,000
Good mortgages or property may be considered as part of the down payment. Please call T. Mullen, GR 7-3642 or office EV 5-8704.

Frank A. Martin Agencies Ltd.
1114 Blanshard Street

MODERN
FAIRFIELD
DUPLEX

This is the best on the market. If you are looking for something good then see this. Two lovely suites in the best rental district. Close to all conveniences. Auto oil heat, etc., etc. Each suite has two bedrooms, living room, kitchen and bathroom. Full basement with laundry facilities.

ACT NOW
Full price $14,500
Some terms.
C. Mallett, home EV 4-5670;
office EV 2-2157

INVEST NOW
Before Prices Go Up
4 SUITES
De Luxe - Automatic
Trade - Cash - Terms

Two 1 and two 2-bedroom suites. If you are looking for an A1 investment check this for sure. Top condition and location. Just 5 yrs old. Oil HW heat, etc., etc. Owner will accept good terms and will consider a trade as part down payment. For full particulars call now. Full price only $32,450
C. Mallett, EV 2-2157, anytime
WESTERN HOMES LTD.

Ker
&
Stephenson
Ltd.

CITY
REVENUE
25%

$6,500 WILL HANDLE
For further information
please contact
J. H. Ford EV 5-3411 A. L. Wagner

Consultation and advice freely given on Apartments, Hotels, Motels and all types of Commercial Properties.

KER & STEPHENSON LIMITED
909 Government Street

APARTMENT
BLOCK
5 YEARS OLD

A modern seven-suite apartment block in choice location. All suites rented with well-chosen adult tenants. A few of many features include stucco exterior, attractive entrance, sound-proofing, lock-up garages, hot-water oil heat, time controlled hardwood floors, TV plugs in suites. Equipped electric kitchens. Attractive NHA low-interest mortgage can be assumed by new owner. It could be you. Please telephone and arrange an appointment convenient
$59,000
to you PRICE
H. Forrest, EV 2-7276; res EV 2-0274
H. Ware, EV 2-7276; res EV 2-1461

TOWN & COUNTRY HOMES LTD
1923 Quadra Street

CONFECTIONERY
AND CAFE

Located on valuable commercial corner property in centre of town. Premises include sale of tobaccos, soft drinks and magazines with additional rental and ticket sales revenue from bus lines depot agency. Fully equipped cafe adjoining waiting room. Extra rental income from B.C. Electric office and taxi stand. This is an excellent opportunity to step into a going concern in an active community with a big future. Price, including stock
$35,000

GORDON HULME LTD.
(Open Saturdays)
Sidney, B.C. Phone 120

GRILL
AND
COFFEE SHOP

Ideal downtown location, open 8 to 8. Doing $75 daily, and could be double with little effort. Fully equipped with soda fountain, counter, booths, semi-auto dish washer, stoves, fridges, mixers, veg peelers, walk-in fridge, complete line of dishes, oven wear and pans. Ideal for a couple. Down payment to be arranged. Full price only $6500
Contact N. Krienke or Murray Duff,
EV 5-2458 anytime.

BYRON PRICE REALTORS
1314 Quadra Street

DOWNTOWN
BUSINESS BLOCK

INVESTORS: Here's your chance to obtain a very valuable corner property in downtown Victoria at a price far below the market value. Comprising 3 floors of solid brick and concrete construction, 10,000 sq. ft. floor area. Clear title. Best of all the price only $19,0000 (no, that is not a misprint). Hurry for this one. Contact Mr. E. Bryan, EV 2-4255 anytime or res. EV 4-4771. J. H. Whittome & Co. Limited. EV 2-4255.

BUSINESS BLOCK

Suitable for Dentist, Barber and Retailing. Large suite on second floor for owner. Situated in new prosperous shopping area. Owner will consider trading equity for home in good condition. Price $22,500. For detailed information call C. Ness, Hollick Realty (1958) Ltd., 1118 Quadra Street. EV 5-8794, EV 5-2791.

APARTMENT BLOCK

Excellent location, 3 years old. Large 5½% mortgage. Gross in excess of $11,000. Full particulars from Mr. Fraser. EV 4-9305.
Financial Survey Ltd.

MAJORITY CONTROL, $100,000 building, high revenue, close in, 12% guaranteed. $30,000 required. Principals only. Victoria Press, Box 745.

ATTENTION INVESTORS — 15% per annum, terms 6 months. Good security. Phone GR 7-3551 between 9 - 4.30 p.m.

BE YOUR OWN BOSS. TEXACO leased service stations, some capital required. Victoria Press, Box 736.

THERE OUGHTA BE A LAW

145 BUSINESS OPPORTUNITIES

DUPLEX

For family reasons widow is compelled to sell this splendid duplex and other commercial property now rented for $230 monthly in all. Expenses are very low. Mortgage could be arranged with payments of approximately $141 monthly, including principal, interest and taxes, or other terms to suit you. Oil heating runs less than $30 for the average month. Tenants pay their own light. This is an excellent opportunity for you to move into one suite and enjoy the income from the rest of the property. This property was listed at $21,500 until recently but has been drastically reduced for quick sale. DISTRESS SALE PRICE $16,000. Owner is asking $5,000 cash down payment but will accept clear title property in lieu of down payment.

EXCLUSIVE LISTING
Eric A. Macfadyen, Northwestern Securities of Victoria Ltd.
EV 5-6741.

SUBURBAN
HARDWARE

Exclusive district, virtually no competition constantly expanding trade (up approx. 20% over 1957). Fully modern store with up-to-date fixtures and lighting. Good clean stock. Owner selling for personal reasons. Price $9200 plus stock approx. $16,000.

OR

Entire setup—building, stock and trade complete, includes de luxe 5-room owner's suite. Price on building $26,200
Exclusive listing.
S. W. Anderson, EV 4-9305, res. EV 2-8917
Financial Survey Ltd.

KNOCK, KNOCK
WHO'S THERE?
OPPORTUNITY

Yes, here is an opportunity for a semi-retired business man with sales ability to step into a ready-made local business showing a very high yield on investment. Hard work optional. Expansion indubitable. Approximately $25,000 investment needed to take over the entire assets and stock. All replies confidential. No information over phone. See Mr. Agar, JOHN BLAIR LTD., 620 VIEW ST., EV 5-3742, for appointment.

147 EXCHANGE REAL ESTATE

VICTORIA
REALTY LTD.
1115 Douglas Street

3 BEDROOMS

Darling 3-bedroom home in choice Saanich location nestled in ¼ acre of oak trees amid choice homes with excellent transportation, shopping and schools and features extremely large combination living and dining room with floor to ceiling R tile fireplace, raised hearth and large Cape Cod window. There is large compact cabinet kitchen, a thru hall leading to two childrens' bedrooms; a charming 4-pc colored bathroom and large master bedroom. A utility room with Bendix washer and furnace. This is a well-built, "no-basement home" with an attached garage and owner wishes to exchange for a larger 3-bedroom home with basement in nice location up to $20,000.

WHAT DO YOU HAVE?

Vic Wilson, Victoria Realty Ltd., EV 2-9145 or (eves), GR 7-1178.

"TRADE"

A three-room cottage in Sidney, CT, for a similar property on Gulf Islands or country property. Price not more than $3,000. VERA PIPES, EV 5-6741 anytime. 24-hr service. Northwestern Securities of Victoria Ltd.

FOR EXCHANGES
Of all kinds, property, mortgages, etc. Phone Ron De Montigny, Northwestern Securities of Victoria Ltd., EV 5-6741.

CALL PAT SHEA, TRADERS Estates Ltd. for property trades of all kinds. 75 Victoria Crescent, Nanaimo. Phone 2250.

149 LISTINGS WANTED

WANTED...
"Olde England Tudor"

Client moving to Victoria from the eastern states, wants a home that reflects the DIGNITY AND CHARM of Victoria's old English ATMOSPHERE. If your home QUALIFIES would you please call MRS. WELLINGS at EV 5-6741 or GR 7-2769. Northwestern Securities of Victoria Ltd.

LIST
WITH
RITHET

706 Fort St. EV 2-4251

REACH MORE PROSPECTIVE PURCHASING THROUGH MULTIPLE LISTING

Deal with the realtor of your choice. Your property is placed before the clientele of 51-member firms and their salesmen, their contacts go to work for you.

MULTIPLE LISTING BUREAU
1216 Broad Street EV 2-2228

COMMERCIAL PROPERTIES
Hotels, stores, courts, etc. Ron De Montigny, Northwestern Securities of Victoria Ltd., EV 5-6741.

150 HOUSES FOR SALE

JUBILEE DISTRICT, 2-STOREY house, double plumbing. Upper suite rents $70 a month. 3-bedroom suite down. Drive-in garage. Basement, 9 ft ceiling. 90 ft. frontage. Could build small bungalow on extra lot. $1500 would handle. Revenue could handle mortgage. Consider offer. EV 4-0707, EV 5-1828.

150 HOUSES FOR SALE

RANDALL'S
LIMITED

NEW, VERY NICE
3 BEDROOMS

Merriman Drive, bus at door, three bedrooms, large living room, fireplace, dining area, cab elec kitchen, 4-pc bathroom. Full high basement, rumpus room, fireplace, drive-in garage. If you are looking for a good buy, on moderate terms, price is $12,600

DUPLEX
ATTRACTIVE
DESIGN

City, Quadra, exceptional duplex, four rooms and bath up—$80. Four rooms and bath down—$82.50. Brick construction, new furnace, new wiring. First-class throughout. No repairs needed. Oil heat. Separate garage. Beautiful location. Nice terms.
Price $14,000
On two above, call Mr. Davis, eves. EV 4-8614

CADBORO BAY
3 YEARS OLD—NHA

This stucco bungalow with three good-size bedrooms, large living room with fireplace, cab elec kitchen with large dining area, full basement oil heat, 1 block to school, in good residential area. Full price $14,700
NHA mortgage.

VIEW ROYAL
NEW

3 bedrooms, large living room, dining area, cab elec kitchen with nook. Thru halls, full basement, oil heat. Will be ready about March 1. Full price $12,800
Terms to reliable party.
Further information on two above, ask for Ken Lowndes, eves.
GR 8-2151

ESQUIMALT
5 ROOMS—$10,800

Modern bungalow in secluded setting. L-shaped living and dining room, fireplace, 2 nice bedrooms, Pembroke bathroom, cab elec kitchen plus utility plumbed for washer and dryer, basement with new pkg. oil furnace, double carport. Low taxes. This is a buy and requires cash to 4¾% mortgage.

4-MILE CIRCLE
$7950

Four-room stucco bungalow, built 4 years, living room with fireplace, 2 bedrooms, Pembroke bathroom, lovely cab elec kitchen with dining nook, oil furnace, attached garage on landscaped lot. Clear title and good terms available. Your down payment considered.
On two above please call Mr. Sudbury eves., GR 9-1906

GEORGE RANDALL LIMITED
1309 Douglas St. EV 4-8109

C.N.Montague
CO., LTD.
1028 Blanshard at Fort EV 4-9318

OAK BAY!
LARGE FAMILY!

YOUR PROBLEM is solved. This semi-bung needs your family, too. Ent hall, LR, FP, lge DR, lovely bright family kit, 2 bedrms, den and bathrm down. 2 lge and 2 small bedrms up. Full bsmt. Good garden and shrubs. LOW TAXES. NEAR THE SEA, handy for YOUR BOAT. Clear title. Offered at $12,600 only

Ruth E. Hutcheson, EV 4-9318, GR 8-3536.

BETTER LIVING
FOR YOU

In a good location is this reasonably new bungalow of two bedrooms, living room with fireplace, modern kitchen with semi-detached dining area. Electric oil heat and hot water. Full-size basement with drive-in garage. Everything spotless. All for only $12,000

To view call O. W. Chretien, EV 4-9318, EV 5-2598

LAKE HILL
$2500 DOWN

4-bedroom semi-bungalow, consisting of good living room, with fireplace, large family kitchen with a lot of cupboards, wired for range, dining area; 3-pc bath, 2 bedrooms down and 2 up by concealed stair; on large, well-landscaped lot. Ideal family home. Part basement, O-O-M heat. Full price $11,900
For the stove ask for Jim Ridings, EV 3-7041; EV 3-9533 evenings

HOWROYD SUBDV.

Well located for schools, bus and stores. A modern five-room bungalow with hot-water Oil-O-Matic heating $8950
Please ask for Henry Hope, EV 3-7041; eves., GR 7-2734.

JOHN GREENWOOD
1241 Broad Street

"PROFIT"
FOR YOU

View location, a possible 4 bedrms, good-sized living room, dining room and kitchen. Full high basement. What a value at $7,900. Low, low down payment. Call ANNE TURNER, EV 5-6741 or GR 8-2041.
Northwestern Securities of Victoria Ltd.

2-YR-OLD 3-BEDROOM, STUCCO V.L.A. home, 1.83 acres, 5-mile circle. Immediate possession. Ph. GR 7-2967.

FOR HOMES IN COLWOOD LANGford see Grant & Jenkins, your local agents. GR 8-1729 Langford.

150 HOUSES FOR SALE

B.C. LAND
& Investment Agency
Ltd.
Our 96th Year in Real Estate

SECLUSION
A TUDOR
OAK BAY

A striking looking residence situated away back from the street amidst oak trees. Reception hall, wash room; LR, 24x15; full DR, pleasant kitchen, open stair to three bedrooms and bathroom. Walk-in closets. Recreation room in basement. If a den is required there is space for it and owner will make some allowance towards cost. Definitely for the buyer looking for charm plus a double lot. The asking price is $21,000
Call Mr. C. R. V. Hagshawe,
EV 4-4115 anytime

CITY-HAULTAIN
AUTOMATIC OIL

Comfortable 5-room bungalow with cement basement and new packaged automatic oil hot-air heating unit. Large, modernized, electric cabinet kitchen, 2 bedrooms. Separate garage. Situated on a rise and close to transportation.
Price $8000
Call Mr. Hope, EV 4-4115 anytime.

MODERN, 3 BR, DEN
3½ BATHS, OIL HW

This fine family home is situated in a choice high city location, just a few minutes from city centre. Large reception hall panelled in rich beautiful mahogany, powder room off, gracious living room, 15'x22', with open fireplace, den with open fireplace, dining room 12'x15.6', sunroom off, smart compact kitchen in knotty pine, disposal and dishwasher built in, large master bedroom, wall-to-wall carpeting, dressing room and tile 4-piece bathroom en suite. Upstairs are 2 bedrooms and Pembroke bathroom. Open stair from front hall to the large recreation room with open fireplace, 3-piece shower bathroom, and laundry area. G-E OIL HOT-WATER HEATING. Large lot, 100' in width, pretty garden at rear with barbecue and patio, separate matching garage. This 12-year-old home is in immaculate condition throughout, and we are pleased to offer it at the very reasonable price of $26,500
Clear title.
Inspection by appointment only.
Please ask for Mr. W. O. Cameron, EV 4-4115 anytime

QUEENSWOOD AREA
MODERN CEDAR
SIDING BUNGALOW

The interior design of this home is unique and different, and would appeal to someone looking for something out of the ordinary. Consists of living room, dining room, 3 bedrooms all with oak floors, 4-pc bath, lovely cabinet kitchen. Oil HA heat, carport with storage space. PRICE $17,500
Has good 5% mortgage.
Call Mr. J. MacKenzie,
EV 4-4115 anytime
922 Government St. EV 4-4115
Member
Real Estate Board of Victoria

A. BERNARD
& CO. LTD.
629 Fort Street EV 4-9335

Oak Bay (South)

A very desirable stucco bungalow with an unusually fine garden with lots of fruit trees and small fruit, flowers, etc. The property has had loving attention by the same owner for 15 years. The home has a thru hall, attractive living room with fireplace, good dining room, oak floors in main rooms. Bright kitchen, two fine bedrooms and bathroom. Full, cleancut basement, drive-in garage. Auto oil hot-air heating. A good cash payment required. Price $11,900
Exclusive listing.
Please call Mr. Francis, EV 4-9335, res. GR 9-4810

EXCLUSIVE
1150 OLD ESQUIMALT
ROAD

Situated in a most desirable natural treed area. Secluded garden. Five gracious rooms, carpeted hall. Recreation room in basement. Garage. Close to bus, shops, schools. It will be a pleasure to show you this lovely home. Price $13,975
For appointment to view, please call Mrs. McLean, EV 4-9335; Res EV 4-6867.

OPEN HOUSE
1047 Falmouth
SAT., JAN. 24
2-5 P.M.

$2,700 down or less to reliable party, on this large 4-room bungalow. LR and FP, ceiling space, wired, 4-pce bath, full basement, new oil package heat. Spotless condition, all fenced. Taxes $187. Hooked up to sewer. Vacant. Price $10,900
A. Lowman, EV 4-9335,
Res EV 2-5537

THE ROYAL
TRUST CO.

Oak Bay charming 5-room stucco bungalow, situated near Victoria Golf Course. Two-car garage. Electric heating. Living room with open fireplace, dining nook, modern kitchen, two large bedrooms, 4-pce bath, utility room with tubs. Lovely garden. No steps. Price $11,900
A. E. Coles

THE ROYAL TRUST CO.
1205 Government St. EV 3-4126
Evenings EV 2-8752

TRY
$1000 - $1500
DOWN

Lovely location, living room 14x14½, 2 bedrooms, cabinet kitchen, utility room, separate garage, oil range, extra sheet and workshop. Perfect for retired couples or newlyweds. Close to transportation. Full price $8,500 or nearest offer. Vendor anxious to sell. Ring K. R. WILLIAMS, EV 5-6741 or GR 8-3718. Northwestern Securities of Victoria Ltd.

SIDE-BY-SIDE DUPLEX, 2 BEDrooms, living room, kitchen, bathroom each side. Separate meters, stucco and a duroid roof. $10,500. City Brokerage, 1018 Blanshard. EV 4-5016.

150 HOUSES FOR SALE

Oak Bay Realty
FOR OAK BAY HOMES

DUPLEX ON WINDSOR

Older conversion to 2 four-room suites, O-O-M hot-water heat. This is a side-by-side duplex located on a lovely landscaped lot across from Windsor Park. Full price $13,200
For further information please call R. L. Stiles, EV 5-7707 anytime.

4 BEDROOMS
2 BATHROOMS

Delightfully situated modern home on high ground giving distant sea views. Located towards Mount Douglas with direct access to downtown Victoria. Living room with fireplace and bookcases. Separate dining room. Both rooms give on to sun deck. Modern kitchen with nook. Through hall plan with entrance. High basement 2-car garage. Auto oil heating. Electric hot water. Full price $19 950
For further details of this excellent property please call B. J. Levetton, EV 5-7707 anytime.

NEED BEDROOM
SPACE?

Attractive family home in choice location near Oak Bay Boathouse. Large living room, dining room, den with fireplace, kitchen with lots of dining space, and 2 bedrooms on main floor, with 4 bedrooms upstairs. Full basement, separate double garage, and the asking price is $12,350 only

Call Hal Wright, EV 5-7707 anytime.

RETIRE BY
THE SEA

This very cosy and neat cedar siding bungalow is just a stone's throw away from the finest sandy beach in Victoria, and has a view of Cadboro Bay. Three bedrooms, and a den in the basement, together with a nice living room and kitchen make this home a real buy at $12,600
For further details please call W. G. Curtis, EV 5-7707 anytime

MEARS & WHYTE
OAK BAY REALTY LTD.
2188 OAK BAY AVENUE

QUALITY

$8200 — 4.7 acres on North Douglas Street.

$11 300 — Modern 5 rooms, basement room, oil heat, double garage, city. Terms $4,000 cash.

$12,500 — Modern 5-room home, basement rm, hot-water heat, separate garage, two adjacent lots may be included. $3,000 cash. 3-mile circle, distant views.

ALSO
DE LUXE
WATERFRONT

$25,000 — Modern quality home in beautiful condition set in spacious landscaped waterfront lot. Three bathrooms 8 rooms; or as 6 rooms with 2 bathrooms plus a separate self-contained suite if desired. Separate double garage, driveway in blacktop paving. Shade trees, shrubs and lawn. Full details of the beauty and the numerous features of this fine home by calling F. Marconi, EV 2-8111; eves. EV 4-6625.

CANADA TRUST

"THE SMITH BROS."
SUGGEST
GORDON HEAD

With a sea view to give you year-round pleasure. Only four houses from the water. This is a 2-bedroom attractively designed home, with full basement and oil heat. Also an extra room with fireplace. You can lounge in the lovely living room with a fireplace and dine in the spacious dining room. Outside there is ½ an acre of beautifully landscaped property. Act on our suggestion now and call HOMER OR MAURICE SMITH AT EV 5-6741 for an appointment to view a superior home. Northwestern Securities of Victoria Ltd.

BUILD NHA

No Down Payment?
Own Your Lot?
Equity in Home?

We have a number of reputable builders ready to start your new home with a choice of plans and lots available. Also many homes now under construction in all areas. For further information call E. J. Butler, EV 4-7128, eves. EV 5-4103. Douglas Hawkes & Co., 817 A Fort Street.

"SPACE WITHOUT
WASTE"

In this desirable 4-bedroom home in Fairfield and just perfect for family of children. 20x14 living room, spacious dining room, 2 bedrooms (twin size), main floor. 2 more twins up concealed stairway. Full high basement fully lined, large rumpus room, oil heat. Clear title. $15,750. Offers invited from reliable purchaser. Call VERA PIPES anytime. EV 5-6741. Northwestern Securities of Victoria Ltd.

HANDYMAN'S OPPORTUNITY
3-bathrm older home with basement and furnace. Present revenue $130 and 2 rooms for owner.
$1500 DOWN
Alex Page, EV 5-6741 or EV 3-1594